

Recording requested by:

And when recorded, mail to:

City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

FOR RECORDER'S OFFICE USE ONLY

PROJECT: COC-1-823
146 West Broadbent

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): STUART L. SMITH and ROBERTA SMITH, husband and wife as joint tenants

Pursuant to Section 66499.35 of the Government Code of the State of California, a Conditional Certificate of Compliance waiving compliance to the California Subdivision Map Act and Title 18 of the Riverside Municipal Code is hereby granted by the Planning Commission of the City of Riverside, California, for the following described real property located in the City of Riverside, County of Riverside, State of California:

All that portion of Lot 75 of University Hills Unit No. 2, as shown by map on file in Book 35 of Maps, at Pages 65 and 66 thereof, records of Riverside County, California, described as follows:

BEGINNING at a point in the westerly line of said lot distant thereon North 04° 32' 20" East, 2.06 feet from the southwest corner of said Lot;

THENCE North 04° 32' 20" East, along said westerly line 98.25 feet to the northwest corner of said Lot;

THENCE South 89° 59' 30" East, along the northerly line of said Lot a distance of 223.74 feet to the northeast corner of said Lot;

THENCE South 13° 47' 00" East, along the easterly line of said Lot a distance 86.34 feet;

332521

Please record for the benefit of the City of Riverside
Property Services Manager

RECEIVED FOR RECORDED
Min. Past 2 o'clock P.M.

DEC 29 1986

Recorded in Official Records
of Riverside County, California

William E. Smith
RECORDER

Page 1

12125-12

THENCE leaving said easterly line South 84° 54' 40" East, a distance of 55.31 feet;

THENCE South 87° 20' 40" West, a distance of 197.13 feet to the POINT OF BEGINNING.

Said Certificate of Compliance is granted subject to the following conditions:

All conditions have been met.

This certificate shall serve as notice to the property owner or vendee who has applied for this certificate, a grantee of the property owner, or any subsequent transferee or assignee of the property that the fulfillment and implementation of designated conditions applied to this certificate shall be required prior to subsequent issuance of a permit or other grant of approval for development of the property. THIS ISSUANCE OF THIS CONDITIONAL CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OR PROVISIONS OF THE RIVERSIDE MUNICIPAL CODE PERTAINING TO ZONING REGULATIONS.

332521

DESCRIPTION APPROVALS
George P. Hutchins 12/1/86 [initials]
Barrows

Dated: DECEMBER 1, 1986

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

By *Robert C. Mease*
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)

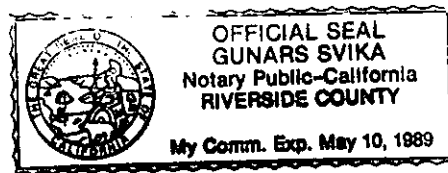
)ss.

COUNTY OF RIVERSIDE)

On this 1ST day of DECEMBER in the year 1986, before me, GUNARS SVIKA a Notary Public in and for said county and state, personally appeared ROBERT C. MEASE, personally known to me to be the person who executed this instrument as PRINCIPAL PLANNER of the City of Riverside on behalf of the Planning Commission of the City of Riverside and acknowledged to me that said Planning Commission executed the same.

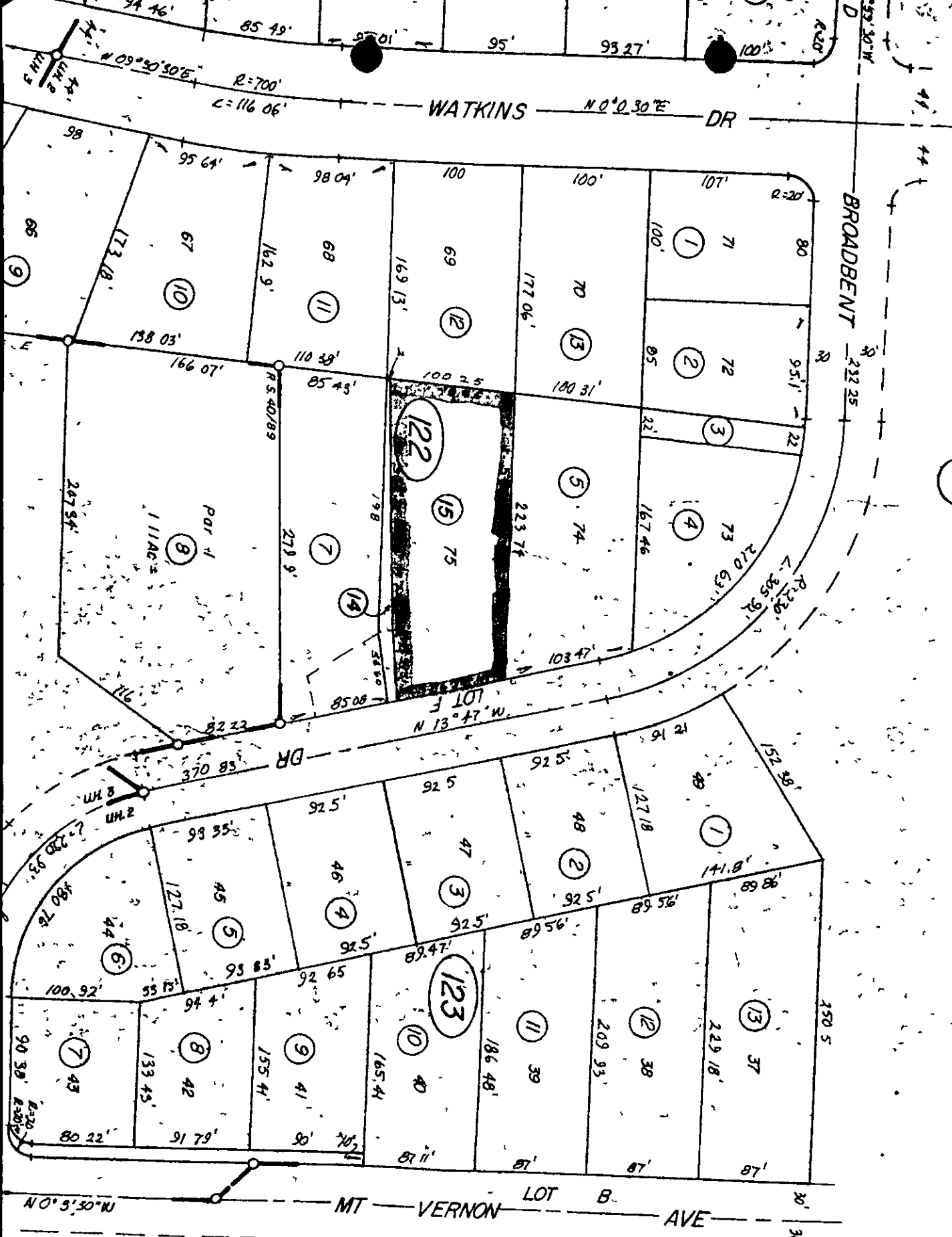
Gunars Svika
Notary Public in and for said County and State

311.12/m - 1egal.18/m



POR. NE 1/4, SEC 29, T2S, R4W

T.R.A. 302



WATKINS DR

BROADBENT DR

MT VERNON AVE

N 0° 3' 30\" W

R=700'
C=116.06'

N 0° 0' 30\" E

N 0° 30' 30\" E

N 13° 47\" W

N 13° 47\" W

N 13° 47\" W

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N 13° 47\" W

N 13° 47\" W

94 46'

85 49'

95'

95 27'

100'

98'

66'

158 03'

267 54'

111 AC ±

91'

58 07'

480 78'

100 92'

90 30'

80 22'

94 4'

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